

CHAPTER 13
Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

ARTICLE 1
Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 1
General Rules for Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0101 Purpose of Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0102 Amendments to Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0103 Official Zoning Maps

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0110 Determination of Use Category and Subcategory

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0111 Grouping of Use Categories

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0112 Descriptions of Use Categories and Subcategories

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 6-19-2000 by O-18814 N.S.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 131.0120 Applicable Overlay Zones in Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0121 Applicable Planned Districts Using Base Zones

(Amended 10-2-2000 by O-18853 N.S.)

§ 131.0125 Accessory Use Regulations for All Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 131.0140 Use of Yards and Landscaped Areas in All Base Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

DIVISION 2

Open Space Base Zones

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)*

§ 131.0201 Purpose of Open Space Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0202 Purpose of the OP (Open Space--Park) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0203 Purpose of the OC (Open Space--Conservation) Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0204 Purpose of the OR (Open Space--Residential) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0205 Purpose of the OF (Open Space--Floodplain) Zone

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 4-22-2002 by O-19051 N.S.; effective 10-8-2002.)*

§ 131.0215 Where Open Space Zones Apply

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0220 Use Regulations of Open Space Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0222 Use Regulations Table for Open Space Zones

*(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)*

§ 131.0230 Development Regulations of Open Space Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0231 Development Regulations Table for Open Space Zones

*(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)*

§ 131.0240 Maximum Permitted Residential Density in Open Space Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0250 Allowable Development Area in OR Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0260 Setback Requirements in the OR-1-1 Zone
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

DIVISION 3
Agricultural Base Zones
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0301 Purpose of Agricultural Zones
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0302 Purpose of the AG (Agricultural--General) Zones
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0303 Purpose of the AR (Agricultural--Residential) Zones
(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0315 Where Agricultural Zones Apply
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0320 Use Regulations of Agricultural Zones
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0322 Use Regulations Table for Agricultural Zones
(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)
(Amended 4-22-2002 by O-19051 N.S.; effective 10-8-2002.)
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

§ 131.0323 Additional Use Regulations of Agricultural Zones
(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0330 Development Regulations of Agricultural Zones
(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 131.0331 Development Regulations Table for Agricultural Zones
(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 6-19-2000 by O-18814 N.S.)

§ 131.0340 Maximum Permitted Residential Density in Agricultural Zones
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 131.0342 Minimum Lot Dimensions in Agricultural Zones
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0343 Setback Requirements in Agricultural Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0344 Maximum Structure Height in Agricultural Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 4

Residential Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0401 Purpose of Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0402 Purpose of the RE (Residential--Estate) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0403 Purpose of the RS (Residential--Single Unit) Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0404 Purpose of the RX (Residential--Small Lot) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0405 Purpose of the RT (Residential--Townhouse) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0406 Purpose of the RM (Residential--Multiple Unit) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0415 Where Residential Zones Apply

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0420 Use Regulations of Residential Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0422 Use Regulations Table for Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

(Amended 7-14-2003 by O-19197 N.S.)

(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

§ 131.0423 Additional Use Regulations of Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0430 Development Regulations of Residential Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0431 Development Regulations Table of Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 6-19-2000 by O-18814 N.S.)

(Amended 8-1-2007 by O-19650 N.S.; effective 8-31-2007.)

§ 131.0441 Minimum Lot Area in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0442 Minimum Lot Dimensions in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0443 Setback Requirements in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

(Amended 3-1-2006 by O-19468 N.S.; effective 4-1-2006.)

§ 131.0444 Maximum Structure Height in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.))

§ 131.0445 Lot Coverage in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0446 Maximum Floor Area Ratio in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0447 Maximum Paving and Hardscape in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-1-2007 by O-19650 N.S.; effective 8-31-2007.)

§ 131.0448 Accessory Structures in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Retitled from “ Accessory Uses and Structures in Residential Zones” and amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

§ 131.0449 Garage Regulations in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 6-19-2000 by O-18814 N.S.)

§ 131.0450 Building Spacing in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0451 Minimum Development in the RT Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0452 Parkway Requirement in the RT Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0453 Lot Consolidation Regulations in the RM-1-1 and RM-1-2 Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0454 Storage Requirements in the RM Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0455 Private Exterior Open Space in the RM Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0456 Common Open Space in the RM Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0460 Maximum Third Story Dimensions in the RS Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0461 Architectural Projections and Encroachments in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

§ 131.0462 Requirements for Attached Units in the RX Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0463 Roof Design Variation Requirements in the RX Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0464 Supplemental Requirements for Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

§ 131.0465 Diagonal Plan Dimension in Residential Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0466 Deviations from Development Regulations for Reasonable Accommodations

(Added 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

DIVISION 5

Commercial Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0501 Purpose of Commercial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0502 Purpose of the CN (Commercial--Neighborhood) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0503 Purpose of the CR (Commercial--Regional) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0504 Purpose of the CO (Commercial--Office) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0505 Purpose of the CV (Commercial--Visitor) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0506 Purpose of the CP (Commercial--Parking) Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0507 Purpose of the CC (Commercial--Community) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0515 Where Commercial Zones Apply

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0520 Use Regulations of Commercial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0522 Use Regulations Table of Commercial Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)

§ 131.0530 Development Regulations of Commercial Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0531 Development Regulations Tables of Commercial Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

§ 131.0540 Maximum Permitted Residential Density and Other Residential Regulations

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

§ 131.0543 Setback Requirements for Commercial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0546 Maximum Floor Area Ratio

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0550 Pedestrian Paths

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0552 Transparency

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0554 Building Articulation

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0555 Parking Restriction

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0556 Parking Lot Orientation

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 6

Industrial Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0601 Purpose of Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0602 Purpose of the IP (Industrial--Park) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0603 Purpose of the IL (Industrial--Light) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0604 Purpose of the IH (Industrial--Heavy) Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0605 Purpose of the IS (Industrial--Small Lot) Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0615 Where Industrial Zones Apply

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0620 Use Regulations of Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0622 Use Regulations Table for Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)
(Amended 3-1-2006 by O-19467 N.S.; effective 4-1-2006.)
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)
(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)

§ 131.0623 Additional Use Regulations of Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0630 Development Regulations of Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§ 131.0631 Development Regulations Table for Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 131.0642 Lot Dimensions in Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0643 Setback Requirements in Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0644 Maximum Structure Height in Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0660 Street Wall Requirements for Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 131.0665 Outdoor Amenities in Industrial Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

ARTICLE 2

Overlay Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 1

General Rules for Overlay Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0101 Purpose of Overlay Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0102 Overlay Zone Designations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0103 Official Zoning Maps

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0104 Applicability of Base Zone Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 2

Airport Approach Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0201 Purpose of the Airport Approach Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-4-2006 by O-19521 N.S.; effective 9-3-2006.)

§ 132.0202 Where the Airport Approach Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-4-2006 by O-19521 N.S.; effective 9-3-2006.)

§ 132.0205 Supplemental Development Regulations--Airport Approach Path Buffer

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-4-2006 by O-19521 N.S.; effective 9-3-2006.)

§ 132.0206 Notification Requirements

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-4-2006 by O-19521 N.S.; effective 9-3-2006.)

§ 132.0207 Supplemental Regulations for an FAA Determination of No Hazard and Port District Concurrence

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-4-2006 by O-19521 N.S.; effective 9-3-2006.)

§ 132.0208 Supplemental Regulations for an FAA Determination of No Hazard and Port District Appeal

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-4-2006 by O-19521 N.S.; effective 9-3-2006.)

§ 132.0209 Supplemental Regulations for an FAA Determination of Hazard

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-4-2006 by O-19521 N.S.; effective 9-3-2006.)

DIVISION 3

Airport Environs Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0301 Purpose of the Airport Environs Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 10-2-2000 by O-18859 N.S.; effective outside the Coastal Zone 11-2-2000; effective within the Coastal Zone on 6-7-2001.)

§ 132.0302 Where the Airport Environs Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 10-2-2000 by O-18859 N.S.; effective outside the Coastal Zone 11-2-2000; effective within the Coastal Zone on 6-7-2001.)

§ 132.0303 Exceptions to the Requirements of the Airport Environs Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 10-2-2000 by O-18859 N.S.; effective outside the Coastal Zone 11-2-2000; effective within the Coastal Zone on 6-7-2001.)

§ 132.0306 Supplemental Regulations of the Comprehensive Land Use Plans

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 10-2-2000 by O-18859 N.S.; effective outside the Coastal Zone 11-2-2000; effective within the Coastal Zone on 6-7-2001.)

(Amended 3-1-2006 by O-19468 N.S.; effective 4-1-2006.)

§ 132.0307 Site Planning Standards in the Airport Environs Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0308 Acoustical Testing of Interior Noise Levels

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 10-2-2000 by O-18859 N.S.; effective outside the Coastal Zone 11-2-2000; effective within the Coastal Zone on 6-7-2001.)

§ 132.0309 Requirement for Avigation Easement

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 10-2-2000 by O-18859 N.S.; effective outside the Coastal Zone 11-2-2000; effective within the Coastal Zone on 6-7-2001.)

§ 132.0310 City Council Override

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 4
Coastal Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Added 9-19-2005 by O-19413 N.S.; effective 10-19-2005.)

§ 132.0401 Purpose of the Coastal Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0402 Where the Coastal Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001; amended 10-16-2000 by O-18872 N.S.; effective 9-11-2001.)
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 132.0403 Supplemental Regulations of the Coastal Overlay Zone

(Added 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)
(Retitled from “Supplemental Use Regulations of the Coastal Overlay Zone” on 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 132.0404 Electrically Charged and Sharp-Pointed Fence Regulations

(Added 9-19-2005 by O-19413 N.S.; effective 10-19-2005.)

§ 132.0405 When Landscape Regulations Apply

(Added 9-19-2005 by O-19413 N.S.; effective 10-19-2005.)

§ 132.0406 General Planting and Irrigation Requirements

(Added 9-19-2005 by O-19413 N.S.; effective 10-19-2005.)

§ 132.0407 Brush Management

(Added 9-19-2005 by O-19413 N.S.; effective 10-19-2005.)

§ 132.0408 When Environmentally Sensitive Lands Regulations Apply

(Added 9-19-2005 by O-19413 N.S.; effective 10-19-2005.)

DIVISION 5

Coastal Height Limit Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0501 Purpose of the Coastal Height Limit Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0502 Where the Coastal Height Limit Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0505 Coastal Height Limit

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 6

Sensitive Coastal Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0601 Purpose of the Sensitive Coastal Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0602 Where the Sensitive Coastal Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 7

Mobilehome Park Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0701 Purpose of the Mobilehome Park Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0702 Where the Mobilehome Park Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0705 Supplemental Use Regulations of the Mobilehome Park Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 8

Parking Impact Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0801 Purpose of the Parking Impact Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0802 Where the Parking Impact Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 8-1-2007 by O-19650 N.S.; effective 8-31-2007.)

DIVISION 9

Residential Tandem Parking Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0901 Purpose of the Residential Tandem Parking Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.0902 Where the Residential Tandem Parking Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

(Amended 6-7-2004 by O-19288 N.S.; effective 7-7-2004.)

§ 132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 1-9-2001 by O-18911 N.S.; effective 5-8-2001.)

DIVISION 10

Transit Area Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1001 Purpose of the Transit Area Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1002 Where the Transit Area Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 1-9-2001 by O-18911 N.S.; effective 5-8-2001.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

(Amended 6-7-2004 by O-19288 N.S.; effective 7-7-2004.)

DIVISION 11

Urban Village Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1101 Purpose of the Urban Village Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1102 Where the Urban Village Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1105 Required Land Uses and Site Plan Standards for Urban Villages

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1106 Land Use Mix for Urban Villages

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1107 Residential Development Regulations for Urban Villages

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1108 Mixed-Use Core Development Regulations for Urban Villages

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1109 Street and Sidewalk Regulations in Urban Villages

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1110 Phasing of Urban Village Development

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 12

Mission Trails Design District

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1201 Purpose of the Mission Trails Design District

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1202 Where the Mission Trails Design District Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

§ 132.1205 Supplemental Design Criteria

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 13

Clairemont Mesa Height Limit Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1301 Purpose of the Clairemont Mesa Height Limit Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1302 Where the Clairemont Mesa Height Limit Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1305 Height Limit

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1306 Exceptions to the Clairemont Mesa Height Limit

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

DIVISION 14

Community Plan Implementation Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1401 Purpose of the Community Plan Implementation Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§ 132.1402 Where the Community Plan Implementation Overlay Zone Applies

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 6-19-2000 by O-18814 N.S.)

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§ 132.1403 Exception to the Community Plan Implementation Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 6-19-2000 by O-18814 N.S.)